

182.0

0005

0003.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

705,700 / 705,700

USE VALUE:

705,700 / 705,700

ASSESSED:

705,700 / 705,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
27		INDIAN HILL RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: CARITEY JEFFREY HAMLING

Owner 2:

Owner 3:

Street 1: 27 INDIAN HILL RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: CARITEY JEFFREY HAMLING &amp; -

Owner 2: CARITEY KATHERINE E WILLIAMS -

Street 1: 27 INDIAN HILL RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Vinyl Exterior and 1560 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6461		Sq. Ft.	Site		0	70.	0.95	7									429,679						429,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6461.000	276,000		429,700	705,700		123271
							GIS Ref
							GIS Ref
							Insp Date
							06/14/18

1 of 1 CARD ARLINGTON

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USE VALUE:

705,700 / 705,700

ASSESSED:

705,700 / 705,700

!14257!

**PRINT**

Date

Time

12/30/21 18:39:23

**LAST REV**

Date

Time

11/06/20 10:09:20

mmcmakin

14257

ASR Map:

Fact Dist:

Reval Dist:

Year:

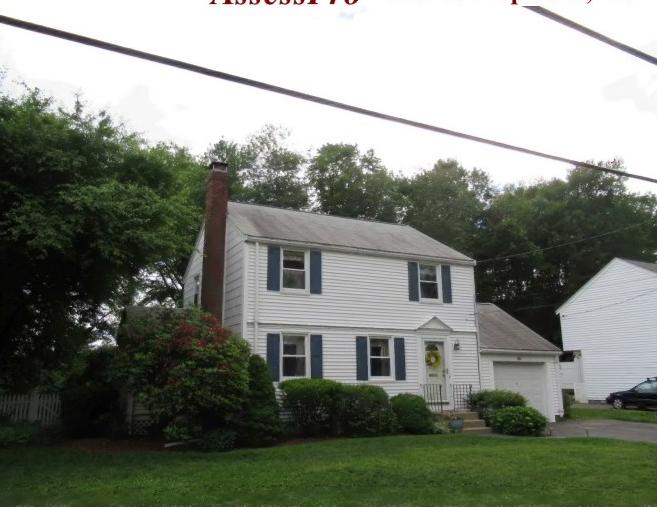
LandReason:

BldReason:

CivilDistrict:

Ratio:

&lt;/

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:				
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: 5 - Asbestos	25%	OthrFix:	Rating:	A HBth:	Rating:	WSFlue:	Rating:	Frl:	Rating: Average							
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:		Kits: 1	Rating: Good	A Kits:	Rating:	Other:		Upper:								
Alt LUC:	Alt %:	Jurisdct:	Fact: .		Fpl:	Rating:	Lvl 2:		Lvl 1:		Lower:								
Const Mod:	Lump Sum Adj:					WSFlue:	Rating:	Totals:	RMS: 6	BRs: 3	Baths: 1	HB							
<b>GENERAL INFORMATION</b>				<b>CONDO INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Grade: C - Average	Year Blt: 1947	Eff Yr Blt:		Location:		Total Units:		Exterior:	No Unit	RMS	BRs	FL							
Alt LUC:		Alt %:		Floor:				Interior:	1	6	3								
Jurisdct:		Fact: .		% Own:				Additions:											
Const Mod:	Lump Sum Adj:					Name:		Kitchen:											
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Baths:											
Avg Ht/FL: STD	Prim Int Wal 1 - Drywall	Sec Int Wall:		Phys Cond: GD - Good	18.	%	Plumbing:												
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:		Functional:		%	Electric:												
				Economic:		%	Heating:												
				Special:		%	General:												
				Override:		%	Totals:	1	6	3									
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>															
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical	Basic \$ / SQ: 130.00	Size Adj.: 1.35000002	Const Adj.: 0.98740125	Adj \$ / SQ: 173.289	Rate	Parcel ID	Typ	Date	Sale Price							
Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 1 - Oil	Heat Type: 1 - Forced H/Air	Other Features: 66548	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:												
# Heat Sys: 1	% Heated: 100	% AC: 100		LUC Factor: 1.00	Adj Total: 339070	Depreciation: 63067	Deprecated Total: 276003	WtAv\$/SQ:	AvRate:	Ind.Val									
Solar HW: NO	Central Vac: NO	% Com Wal	% Sprinkled	Juris. Factor:		Before Depr:	173.29												
				Special Features: 0		Val/Su Net:	116.16												
				Final Total: 276000		Val/Su SzAd:	221.15												
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	<b>PARCEL ID</b> 182.0-0005-0003.0				<b>IMAGE</b>						
<b>SPEC FEATURES/YARD ITEMS</b>																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:					Total Special Features:								Total:					